

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for April 27, 2005 PLANNING COMMISSION MEETING

PROJECT #: Annexation #05009

PROPOSAL: To annex approximately 22 acres.

LOCATION: Generally located northwest of the I-80 and N. 27th Street Interchange.

LAND AREA: 22 acres, more or less.

CONCLUSION: The request is in conformance with the Comprehensive Plan.

RECOMMENDATION:	Approval, subject to an Annexation Agreement
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GENERAL INFORMATION:

LEGAL DESCRIPTION: See attached.

EXISTING ZONING: AG, Agricultural.

SURROUNDING LAND USE AND ZONING:

North:	Agricultural	AG
South:	Industrial, undeveloped	I-3
East:	Interstate interchange	AG
West:	Agricultural	AG

EXISTING LAND USE: Agricultural, undeveloped.

COMPREHENSIVE PLAN SPECIFICATIONS:

F-25 This area is shown as Industrial and Environmental Resources in the Comprehensive Plan.

F-54 Saline and Freshwater Wetlands – Wetlands provide distinctive habitat opportunities for various plants and animals, as well as offering flood control and water filtration benefits. Lancaster County is home to about 1,200 acres of very rare Eastern Nebraska Saline Wetlands. These wetlands offer a specialized habitat to several threatened and endangered species, including the Saltwort and Salt Creek Tiger Beetle. Lancaster County is the only place in the world where the Tiger Beetle exists. Owing to a dwindling Beetle population and the growth of the city, the National Fish and Wildlife Service is considering placing the Beetle on the Federal Threatened and Endangered Species list. The City and County are investigating ways to protect and preserve the unique habitat offered by the saline wetlands. This may include a blend of land uses stressing education, parks, floodplain, and low intensity development.

F-154 The ANNEXATION POLICY is found on pages and 155 of the 2025 Comprehensive Plan.

HISTORY: The Stone Bridge Creek area was annexed by the City Council in August 2001.

The area was zoned A-A, Rural and Public Use until 1979 when the zone was updated to AG, Agricultural.

ASSOCIATED REQUEST: Comprehensive Plan Amendment #05013, Change of Zone #04081, Special Permit #04067, and Use Permit #139A

SPECIFIC INFORMATION:

DESCRIPTION OF PROPERTY: The area is presently used for agricultural purposes. This area is upstream of a critical tiger beetle habitat. Wetlands exist in the area designated as environmental resources. The property abuts existing I-3 Employment Center district and is shown in the Comprehensive Plan to develop into an Employment Center.

UTILITIES & SERVICES:

- A. **Sanitary Sewer:** Available to the area.
- B. **Water:** Available to the area.
- C. **Roads:** Humphrey Avenue is shown to extend along this property north connecting to Alvo Road.
- D. **Parks and Trails:** Private parks are located within the Stone Bridge Creek subdivision and internal private park areas are proposed in The Villas as part of Special Permit #04067.
- E. **Fire Protection:** The Fire Department indicated a concern with lack of facilities and resources in the area and increased response times.

ANALYSIS:

1. Annexation policy:

! Land which is remote from the limits of the City of Lincoln will not be annexed; land which is contiguous and generally urban in character may be annexed; and land which is engulfed by the City should be annexed.

- ! Annexation generally implies the opportunity to access all City services. Voluntary annexation agreements may limit or otherwise outline the phasing, timing or installation of utility services (i.e., water, sanitary sewer) and may include specific or general plans for the private financing of improvements to the infrastructure supporting or contributing to the land uses in the annexed area.
 - ! Plans for the provision of services within the areas considered for annexation should be carefully coordinated with the Capital Improvements Program of the city and the county."
2. This request is in conformance with the Comprehensive Plan Annexation Policy.
 3. An annexation agreement must be signed prior to scheduling the annexation to the City Council.

ANNEXATION CONDITIONS:

Prior to scheduling this item to the City Council, the following condition must be completed:

1. Sign an annexation agreement to the satisfaction of the City, however, the Planning Director may schedule this annexation on the City Council agenda if no agreement can be reached.

Prepared by:

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Planner

DATE: April 14, 2005

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(402) 494-5650

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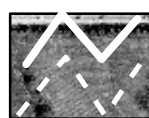
2002 aerial

Annexation #05009 N. 27th & Humphrey

Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
Sec. 25 T11N R6E



Zoning Jurisdiction Lines

City Limit Jurisdiction

McKelvie Rd

N. 14th St.

N. 27th St.

Alvo Rd

STONE BRIDGE CREEK
ANNEXATION LEGAL DESCRIPTION

A PORTION OF LOTS 39, 47, 49 & 50 IRREGULAR TRACTS LOCATED IN THE
SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 11 NORTH, RANGE 6 EAST OF
THE 6TH P.M., LANCASTER COUNTY, NEBRASKA AND BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 47 IRREGULAR TRACT,
ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF NORTH 27TH STREET, ALSO
BEING THE NORTHEAST CORNER OF LOT 2, BLOCK 5, STONE BRIDGE CREEK
ADDITION; THENCE ON THE NORTH LINE OF SAID LOT 2, N89°31'36"W, 1,085.32
FEET; THENCE N35°45'02"E, 419.00 FEET; THENCE NORTHERLY ON A 814.00 FOOT
RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 642.41 FEET (LONG CHORD
BEARS N13°08'30"E, 625.87 FEET); THENCE S90°00'00"E, 1,064.73 FEET TO THE EAST
LINE OF SAID LOT 50 IRREGULAR TRACT, ALSO BEING ON THE WEST RIGHT-OF-
WAY LINE OF NORTH 27TH STREET; THENCE ON SAID WEST RIGHT-OF-WAY
LINE, S20°55'40"W, 1,026.18 FEET TO THE POINT OF BEGINNING, CONTAINING
950,537.29 SQUARE FEET (21.82 ACRES) MORE OR LESS.